Cradick
RETAIL PROPERTY CONSULTANTS

GILLINGHAM

116 HIGH STREET ME7 1AU

Shop and Vacant Flat – For Sale or To Let

LOCATION

Gillingham is situated in the Medway region of Kent, located approximately 10 miles from Maidstone and approximately 4 miles from Rochester. The town beneýts from excellent road links to the M2 and A2.

The subject property occupies a prominent position in prime pitch on High Street, Gillingham. The premises are located a short walk away from Gillingham Station (Thameslink and Southeastern services), which provides direct connections to London Victoria, St Pancras International, Luton, Ramsgate and Dover.

Nearby multi-national occupiers include **Natwest**, **EE**, **Oxfam**, **Halifax**, **Boots**, **Subway**, **Costa** and **Lloyds** amongst many others.

ACCOMMODATION

The shop is arranged over ground þoor and basement, with the following approximate dimensions and þoor areas:-

Net Frontage	5.48 m	18 ft
Shop Depth	14.63 m	48 ft 6 ins
Ground Floor Sales	79.43 sq m	855 sq ft
Ground Floor Ancillary	3.15 sq m	34 sq ft
Basement	Unmeasured	
WC		
Total	**82.58 sq m**	**889 sq ft**

The property beneýts from rear servicing.

First and second þoor maisonette.

TERMS

The property as a whole is available by way of a new full repairing and insuring lease at a commencing rent of **£25,000 pa** subject to ýve yearly upward only rent reviews. The shop and þat are available with full vacant possession. The þat has an estimated rental value of £850pcm.

Alternatively, our client will consider o ers in the region of **£290,000 (two hundred and ninety thousand pounds)** for the freehold interest.

RATES

Current Rateable Value	£17,000
Rateable Vaule from 1st April 2023	£15,750
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The shop is currently rated within band D.
The þat is currently rated within band D.

Copies of the EPCs are available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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Subject to Contract and VAT (if applicable)

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